030.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,100 / 887,100
					USE VALUE:	887,100 / 887,100
					ASSESSED:	887,100 / 887,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YONTAR TIMUR K
Owner 2:	KAZNICKI LOIS W
Owner 3:	
Street 1:	58 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YONTAR TIMUR/TRS T YONTAR TR -
Owner 2:	KAZNICKI LOIS/TRS/L KAZNICKI T -
Street 1:	58 BATES RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	427,600	3,500	456,000	887,100
Total Card	0.115	427,600	3,500	456,000	887,100
Total Parcel	0.115	427,600	3,500	456,000	887,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 535.69 | /Parcel: 535.6

Legal Description

User Acct 21149

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/12/17

!2540!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,700	3500	5,000.	456,000	887,200	887,200	Year End Roll	12/18/2019
2019	101	FV	307,500	3500	5,000.	484,500	795,500	795,500	Year End Roll	1/3/2019
2018	101	FV	307,500	3500	5,000.	353,400	664,400	664,400	Year End Roll	12/20/2017
2017	101	FV	307,400	3500	5,000.	307,800	618,700	618,700	Year End Roll	1/3/2017
2016	101	FV	307,400	3500	5,000.	262,200	573,100	573,100	Year End	1/4/2016
2015	101	FV	295,600	3500	5,000.	256,500	555,600	555,600	Year End Roll	12/11/2014
2014	101	FV	295,600	3500	5,000.	210,900	510,000	510,000	Year End Roll	12/16/2013
2013	101	FV	295,600	3500	5,000.	200,600	499,700	499,700		12/13/2012

PRINT

Date	Time
12/10/20	17:55:58

LAST REV

Date	Time
08/26/20	10:30:22

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2540

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YONTAR TIMUR/TR	1378-105		12/14/2009	Family	1	No	No		
YONTAR KAYA TIM	1343-131		8/31/2007	Family	1	No	No		
THOMPSON A WAYN	1241-7		8/9/2001		415,000	No	No		
	320-205		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	21149
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2018	1293	New Wind	5,000	C				
6/28/2013	984	Solar Pa	17,608	C				
8/8/2005	709	Redo Kit	15,000	C		G7	GR FY07	REDO CABINETS
4/29/2003	342	Wood Dec	11,350	C		G6	GR FY06	15x20 REAR DECK
5/3/2001	253	Re-Roof	5,450	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Inspected	BS	Barbara S
8/19/2017	MEAS&NOTICE	HS	Hanne S
7/10/2013	Info Fm Prmt	EMK	Ellen K
1/13/2009	Meas/Inspect	294	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
12/6/2001	MLS	MM	Mary M
2/22/2000	Mailer Sent		
2/22/2000	Measured	263	PATRIOT
8/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28405797
Const Adj.:	0.98194265
Adj $ / SQ:	170.218
Other Features:	97518
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479353
Depreciation:	51770
Depreciated Total:	427583

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

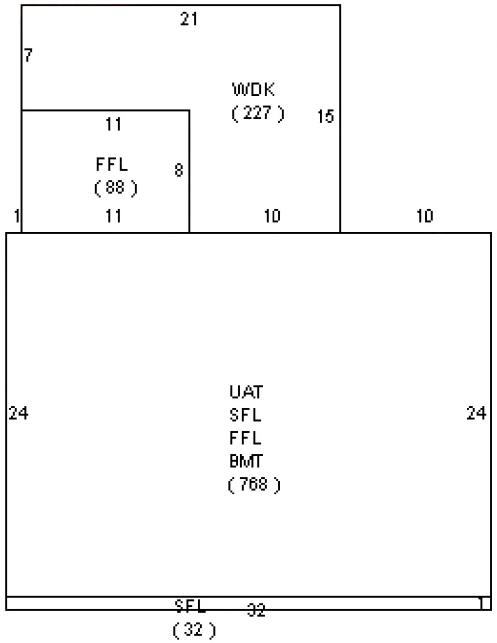
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



UnSketched SubAreas:
WDK: 300,

Sum Area By Label :
UAT = 768
SFL = 800
FFL = 856
BMT = 768
WDK = 227

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.24
Special Features:	0	Val/Su Net:	136.05
Final Total:	427600	Val/Su SzAd	258.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	856	170.220	145,706
SFL	Second Floor	800	170.220	136,174
BMT	Basement	768	51.070	39,218
WDK	Deck	527	7.750	4,087
UAT	Upper Attic	192	68.090	13,073

Net Sketched Area:	3,143			Total:	338,258
Size Ad	1656	Gross Are	3719	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1937	26.36	T	40	101			3,500			3,500
2	Frame Shed	D	Y	1	6X8	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc